



Cycle Issues

L64A-003A

Project Information

Project Nbr: 676691 **Title:** Digital - Herschel Ave CDP
Project Mgr: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov



Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 04/20/2022	Deemed Complete on 04/20/2022
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 04/20/2022	
Reviewer: Gamelin, Clare (619) 446-5228 CGamelin@sandiego.gov	Assigned: 04/21/2022	
	Started: 05/11/2022	
Hours of Review: 5.00	Review Due: 05/11/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/11/2022	COMPLETED ON TIME
	Closed: 06/02/2022	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with LDR-Landscaping (5 of which are new issues).
- . Last month LDR-Landscaping performed 36 reviews, 25.0% were on-time, and 28.6% were on projects at less than < 3 complete submittals.

📁 1st Review 2/17/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 1 These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

(From Cycle 2)
- 2 Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: cgamelin@sandiego.gov
Refer to the following link for DSD's user guide on electronic submittals:
<https://www.sandiego.gov/sites/default/files/opendsd-user-guide-pts-projects.pdf>

(From Cycle 2)
- 5 Required Landscaping - La Jolla Planned District (LJPD) [§159.0403(a)&(b)]: Provide Landscape plans which demonstrate consistency with LJPD-Zone 1 landscape requirements. Option A: "Provide a landscaped area equal to 25 percent of the total lot area. The landscaped area may be provided at the ground level or on upper level balconies, decks, roofs, with permanently affixed planter boxes or any combination thereof. Option B: "Provide a ground level landscaped area equal to 15 percent of the total lot area." Identify square footage of all landscape areas.

(From Cycle 2)
- 6 Landscape Area Diagram: Please provide a landscape area diagram, separate from the Landscape Plan, which quantifies the site's landscape areas, planting areas, and hardscape areas. Provide square footages of each.

(From Cycle 2)

📁 2nd Review 6/3/21

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 12 Landscape Requirements - Multi-dwelling development: Project is subject to the requirements for remaining yard/common open space per SDMC142.0405(b)(2)(B) for residential development with five dwelling units or more. Please include these calculations in your next submittal.

(From Cycle 7)
- 13 Required Landscape: (2nd request from previously stated comment 5) LJPD Alternate requirement for zone one does not apply to this development. Please refer to §159.0211 (j)-(l) for more information, There is no in lieu fee established as stated in that section.

(From Cycle 7)

📁 3rd Review 5/11/2022

For questions regarding the 'LDR-Landscaping' review, please call Clare Gamelin at (619) 446-5228. Project Nbr: 676691 / Cycle: 10





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Issues from the previous review which have not been fully addressed have not been cleared in this report. (New Issue)
<input type="checkbox"/>	15	Landscape Calculations & Diagram: Provide Landscape Calculations directly on plans in order to demonstrate area and point requirements for Street Yard and Remaining Yard (Form DS-4 available on-line). Staff has issue with the calculations for street yard. Please use calculation formulas on work sheet for clarity. (New Issue)
<input type="checkbox"/>	16	LJPD landscape Option B: Per LJPD 159.0403 (b) "Provide a ground level landscaped area equal to 15 percent of the total lot area." Identify square footage of all landscape areas. Staff has calculated total lot at 14,455 multiplied by .15 equals 2,168.sf. Developmental landscape plans show 2,050 gf sf. Please recalculate or clarify in the next submittal. (New Issue)
<input type="checkbox"/>	17	Landscape Calculations: Landscape calculations on L-1 and L-2 do not relate to each other. recalculate or Please clarify in the next submittal. (New Issue)
<input type="checkbox"/>	18	Hourly Fees: Please note that the City fee schedule includes the cost of 3 submittals, after 3 submittals to Landscaping the project will begin to incur hourly fee charges. Please review and address all comments prior to resubmittal. [Info Only - No Response Required] (New Issue)





L64A-003A

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 04/20/2022	Deemed Complete on 04/20/2022
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 04/20/2022	
Reviewer: Huynh, Khanh (619) 446-5299 KHuynh@sandiego.gov	Assigned: 04/21/2022	
	Started: 05/18/2022	
Hours of Review: 3.00	Review Due: 05/11/2022	
Next Review Method: Conditions	Completed: 05/18/2022	COMPLETED LATE
	Closed: 06/02/2022	

- . We request a 4th complete submittal for LDR-Engineering Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with LDR-Engineering Review (11 of which are new issues).
- . Last month LDR-Engineering Review performed 69 reviews, 58.0% were on-time, and 26.7% were on projects at less than < 3 complete submittals.

1st Review comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	Please revise the Site/Grading plans to remove the proposed permeable pavers in the ROW. Regular pavers may be acceptable via an EMRA, subject to the City Engineer's approval. (From Cycle 2)
<input checked="" type="checkbox"/>	11	SDMC Section 145 Division 32, Additions and Modifications to Chapter 32 of the 2010 California Building Code states encroachments on public property shall not be located unless approved by the City Engineer. The City Engineer allows above grade encroachments above 8 feet in height may occur at a 1 to 1 ratio not to exceed a four foot horizontal encroachment into the public right-of-way (continue below). (From Cycle 2)
<input checked="" type="checkbox"/>	12	The above ground encroachments can only be windows, balconies, architectural features and mechanical equipment. Section sheet A5.1 submitted does not adhere to these requirements and will not be acceptable. (From Cycle 2)

SWQMP

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	16	For DMA B. LDR-Engineering cannot support the proposed pervious pavers in the ROW. Please redesign and show correct treatment and retention components for DMA (From Cycle 2)

2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	19	Please revise the plans to remove the proposed private clean out in the ROW. Per the email dated on 3/09/2021 from the City Associate Engineer, Karen Vera to William O'Gorman regarding the private clean out in the ROW. She suggested that a resolution meeting would be required. It is up to the applicant to revise the plans or contact the project manager to set up a resolution meeting. (From Cycle 7)
<input checked="" type="checkbox"/>	20	Please provide responses for the issues # 11 & 12. (From Cycle 7)
<input checked="" type="checkbox"/>	21	Per the respond of the issue # 16 regarding the proposed pervious pavers in the ROW. The applicant stated that the issue has been discussed with the City reviewer. Please provide the name of the City reviewer and submit the document on the next submittal. (From Cycle 7)

3rd Review

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the decorative pavement, private storm drain, architectural features, tree grates, landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	23	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of all driveways, on Herschel Avenue, with City standards curb, gutter and sidewalk, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	24	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the damaged and/or non-standard curb with City standard curb and gutter, adjacent to the project site on Herschel Avenue, satisfactory to the City Engineer. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Khanh Huynh at (619) 446-5299. Project Nbr: 676691 / Cycle: 10





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	25	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the damaged portion of the alley with full-wide alley pavement, adjacent to the project site, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	26	The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer. (New Issue)
<input type="checkbox"/>	27	Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	28	The project proposes to export 12,400 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee. (New Issue)
<input type="checkbox"/>	29	Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	30	Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications. (New Issue)
<input type="checkbox"/>	31	Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards. (New Issue)
<input type="checkbox"/>	32	Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance. (New Issue)



Cycle Issues

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 04/20/2022	Deemed Complete on 04/20/2022
Reviewing Discipline: Community Planning Group	Cycle Distributed: 04/20/2022	
Reviewer: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	Assigned: 05/18/2022	
	Started: 05/18/2022	
Hours of Review: 0.50	Review Due: 05/11/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/18/2022	COMPLETED LATE
	Closed: 06/02/2022	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 4th complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with Community Planning Group (None of which are new)
- . Last month Community Planning Group performed 44 reviews, 31.8% were on-time, and 29.5% were on projects at less than < 3 complete submittals.

First Cycle Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City. (From Cycle 2)
<input type="checkbox"/>	2	If you have not already done so, please contact Diane Kane, Chair of the La Jolla Community Planning Association at (858) 459-9490 or by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to the Development Project Manager. (From Cycle 2)
<input type="checkbox"/>	3	Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at https://www.sandiego.gov/development-services), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf (From Cycle 2)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 04/20/2022	Deemed Complete on 04/20/2022
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 04/20/2022	
Reviewer: Itkin, Irina	Assigned: 04/22/2022	
(619) 446-5422	Started: 05/10/2022	
iitkin@sandiego.gov	Review Due: 05/11/2022	
Hours of Review: 2.00	Completed: 05/11/2022	COMPLETED ON TIME
Next Review Method: Conditions	Closed: 06/02/2022	

- . We request a 4th complete submittal for PUD-Water & Sewer Dev on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with PUD-Water & Sewer Dev (4 of which are new issues).
- . Last month PUD-Water & Sewer Dev performed 100 reviews, 79.0% were on-time, and 51.1% were on projects at less than < 3 complete submittals.

1st review, Cycle #2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	10	Provide the water demand and the sewer flow generation for the proposed development. (From Cycle 2)

2nd review, Cycle #7

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	11	Relocate the proposed 2" water service 3' away from the flair of the existing driveway on Herschel Avenue. (From Cycle 7)

Conditions:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer. (New Issue)
<input type="checkbox"/>	13	Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. (New Issue)
<input type="checkbox"/>	14	All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check. (New Issue)
<input type="checkbox"/>	15	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities. (New Issue)





L64A-003A

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 04/20/2022	Deemed Complete on 04/20/2022
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 04/20/2022	
Reviewer: Goossens, Kyle (619) 446-5475 Kgoossens@sandiego.gov	Assigned: 04/21/2022	
	Started: 05/11/2022	
Hours of Review: 0.50	Review Due: 05/11/2022	
Next Review Method: LDR-Planning Review(Appmt.)	Completed: 05/11/2022	COMPLETED ON TIME
	Closed: 06/02/2022	

- . We request a 5th complete submittal for LDR-Planning Review on this project as: LDR-Planning Review(Appmt.).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Planning Review performed 89 reviews, 24.7% were on-time, and 31.5% were on projects at less than < 3 complete submittals.

Parking Requirements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	Per CDP/EOT 95-0206, an EOT for La Jolla Planned District and Special Use Permit 91-0603, 111 parking spaces were required for the La Valencia Hotel. The parking spaces consisted of 42 new underground parking spaces to accommodate the expansion and an existing 69 off-site parking spaces located at the property owned ½ block away on Herschel Street, (APNs 350-092-04-00; 350-092-05-00, and 350-092-23-00). (From Cycle 13)
<input checked="" type="checkbox"/>	13	On March 12, 1998, the Planning Commission approved an SCR ("La Valencia Hotel, Substantial Conformance Change (PCD No. 95-0206). Process 4"), to reduce the number of proposed rooms and dining area approved in 95-0206. At that time, the report prepared for the hearing (P-98-041), identified 69 spaces being located on Herschel Ave., approximately 500 feet from the hotel, by stating, "Currently the La Valencia Hotel does not have parking on site but provides valet parking from a 69 space parking lot located on Herschel Street, approximately 500 feet from the hotel." (From Cycle 13)
<input checked="" type="checkbox"/>	14	Therefore, the number of required spaces within the proposed project must accommodate the 69 existing spaces to be reserved for the La Valencia Hotel by a shared parking agreement. LDR Transportation Development will confirm the overall parking requirements for the proposed project, PTS 676691. (From Cycle 13)
<input checked="" type="checkbox"/>	15	Furthermore, please provide verification that the requirement of 103 off-site parking spaces for the La Valencia Hotel is satisfied. If 69 are provided for on the Herschel lot owned by the La Valencia and 15 are provided by the neighboring lot per a shared parking agreement, please verify where the remaining 19 spaces are provided. (From Cycle 13)





L64A-003A

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 04/20/2022	Deemed Complete on 04/20/2022
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 04/20/2022	
Reviewer: Germukly, Nadeen (619) 446-5207 Ngermukly@sandiego.gov	Assigned: 04/20/2022	
	Started: 05/11/2022	
Hours of Review: 3.00	Review Due: 05/11/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/11/2022	COMPLETED ON TIME
	Closed: 06/02/2022	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 5th complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with LDR-Transportation Dev (7 of which are new issues).
- . Last month LDR-Transportation Dev performed 47 reviews, 66.0% were on-time, and 28.9% were on projects at less than < 3 complete submittals.

1st Review 2/11/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	18	Turnaround Area: Please show and call out dimensions of the proposed turnaround area on Sheet A2.0). (From Cycle 2)

2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	21	Please address uncleared issue #18 from previous cycles. Show turnaround length and width on the plan. (From Cycle 7)
<input checked="" type="checkbox"/>	22	Shared Parking: Per response to Issue 19, applicant has provided parking agreement for 15 spaces for La Valencia Hotel for the property south of this project. CDP #95-0206 Condition 7 requires provision and exclusive use of 111 parking spaces either onsite or offsite for La Valencia Hotel expansion. Please clarify whether the existing 69 parking spaces on this project site are currently serving as required parking for La Valencia Hotel under this condition. If so, please provide documentation for how CDP #95-0206 Condition 7 will continue to be satisfied. (2nd request) (From Cycle 7)
<input checked="" type="checkbox"/>	23	Shared Parking (continued): Also, please label any proposed parking spaces that will serve as required parking for another site. (From Cycle 7)

3rd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	24	LDR-Transportation did not receive any documents for review during this review cycle. Please address all previous comments. (From Cycle 14)
<input checked="" type="checkbox"/>	25	SCR 95-0206 indicates that "Existing hotel is serviced by off-site valet parking with 69 parking spaces on hotel owned property (1/2 block) away". Therefore, the existing 69 parking spaces located on Herschel Ave must be replaced. (From Cycle 14)

4th Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	26	Cross Section (Alley): Sheet C3.0 shows two 20' travel lanes. However, public right-of-way shows 20' wide Alley. Please revise to show the correct Alley width. (New Issue)
<input type="checkbox"/>	27	Tandem Parking: Please note on the plans that all proposed hotel tandem and stacker lift parking spaces are for valet operation only. (New Issue)
<input type="checkbox"/>	28	Tandem Parking (Hotel): Please revise Sheet A2.0 to also label parking spaces 36 through 40 as hotel tandem parking spaces. (New Issue)
<input type="checkbox"/>	29	Tandem Parking (Residential): Please revise Sheet A2.1 to also label parking spaces 15 through 19 as residential tandem parking spaces. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Nadeen Germukly at (619) 446-5207. Project Nbr: 676691 / Cycle: 10





Cycle Issues

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	30	Stacker Parking: Sheet A2.1 shows parking spaces 2 through 6 and 8 through 13 as hotel standard parking. Please revise these spaces to be labeled hotel stacker lift parking spaces. (New Issue)
<input type="checkbox"/>	31	Stacker Parking: Sheet A2.1 shows 22 proposed tandem spaces via mechanical lift. Please provide specifications for the mechanical lift model proposed, showing the height necessary for the lifts to accommodate 2 vehicles. (New Issue)
<input type="checkbox"/>	32	Parking Table: Please revise parking table on sheets T0.2, A2.0 and A2.1 based on the change of proposed parking spaces counts per the above comments #28, #29 and #30. (New Issue)

